

Army Lodging Wellness Recommendation



Final Submittal - Fort Myer

February 12, 2004

3D/I

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Introduction

Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Myer Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance to the Army Lodging functional standards. Facilities

assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.

- The age, condition, and existing configuration of all of the existing Lodging buildings support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Due to the demonstrated level of official demand at this installation and the relatively high cost of housing personnel off post, we recommend the number of rooms indicated by the “80% of Official Annual Demand” criterion. Using this criterion, we expect an average occupancy of 94%, and 86% of the official demand is met.

Room Count and Mix Recommendation

36 rooms

Proposed room mix:

- 30 standard guest rooms;
- 3 extended-stay guest rooms offering a kitchenette;
- 3 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Lodging Summary

The following Lodging for Fort Myer is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and

high renovation costs.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis									
						36	30	3	3
Existing Lodging Facilities									
48	13			13		0			
50	18				18	0			
Totals	31	0	0	13	18	0	0	0	0
New Proposed Lodging Facility									
						36	30	3	3
Total Lodging Rooms									
						36	30	3	3

Summary of Room Count and Mix based on Configuration

- 36 rooms
 - 30 standard guest rooms;
 - 3 extended-stay guest rooms offering a kitchenette;
 - 3 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units						Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Upgrade Renovation Cost**	Renovation Cost***	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Condition Analysis / Upgrade Renovation Cost	New Construction Cost
Existing Lodging Facilities										
48	13	****		\$ 1,090,852	\$ 1,561,801	69.85%	0			
50	18	\$ 1,562,601		*****	\$ 2,983,929	52.37%	0			
Totals	0	\$ 1,562,601		\$ 1,090,852	\$ 4,545,730		0	\$ -	\$ -	
New Proposed Lodging Facility										
							36	\$ 4,524,282		\$ 4,524,282
Total										
							36	\$ 4,524,282	\$ -	\$ 4,524,282

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Upgrade Renovation Cost includes Condition Assessment items and Upgrade Renovation Cost to meet Army Lodging Standards.

*** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

**** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

***** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed new construction costs on-post. The new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	New Building
Cost per Room at Fort Myer	\$ 72.55
Off Post Cost per Room	\$ 109.93
Difference between On-Post and Off-Post Lodging per room	\$ 37.38
% Savings of On-Post to Off-Post Lodging	34.0%

The Cost Per Room at Fort Myer is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Current Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and the savings of 34%, it is our recommendation that the Army construct a new Lodging facility at Fort Myer in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Fort Myer is to construct a new main Lodging facility to accommodate the public and back-of-the house spaces and 36, to meet the 36 room requirement. A synopsis of recommended building actions follows

- Remove all existing Lodging buildings from the Lodging inventory due to the condition of existing building systems and/or the cost to renovate to meet Army functional criteria.
- Construct a new Lodging facility to include 36 rooms. This building will be planned to include public and back-of-the-house Lodging functions for the total Lodging inventory.

Cost Summary

The cost for this recommendation will be:

New Lodging Facility \$4,524,282

Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 48 and 50.
- Construct new Lodging facility prior to removing existing Lodging facilities from inventory and removing back-of-the-house and public spaces from building 50.

Section 2

Lodging

Master Plan



Installation Summary

The Fort Myer Military Community (FMMC) includes Fort Myer and Fort McNair. Fort Myer is located in Arlington, Virginia adjacent to the Arlington Cemetery. The installation Major Command is the US. Army Military District of Washington. Within the Fort Myer Military Community, major units include the 3rd U.S Infantry, the 1101st Signal Brigade, the U.S Army Garrison, the U.S Army Criminal Investigation Command, and the 501st M.P Company.

The Fort Myer Installation Design Guide incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of this Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses and are incorporated into the recommendations of this Lodging Wellness Plan.

The character of Fort Myer has been preserved and enhanced through the continued use of red brick, painted wood, and sloped roofing systems. Most of the buildings at the north end of Fort Myer were constructed between 1895 and 1908. Many of these structures have been designated historic landmarks by the U.S.Department of the Interiors and the state of Virginia.

Master Plan Summary

The two existing Lodging facilities at Fort Myer Military Community are centrally located on the north end of the installation. A thorough condition and functional assessment of these existing buildings noted significant deficiencies. Additionally, renovation of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. This existing Lodging area is separated from the long-term siting of future community facilities as recommended in the installation 25 year Master Plan, and is not recommended for future Lodging construction.

The proposed Fort Myer Military Community Lodging Master Plan reflects 36 Lodging rooms with the replacement of Building 50 (Wainwright Hall) and Building 48. This new facility will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Siting of the new 36 room Lodging facility is recommended adjacent to McNair Road, across from the Memorial Chapel. This site incorporates the new Lodging facility into the installation 25 year Master Plan. This site is also in close proximity to other Community facilities such as the PX and the Commissary. A second viable option locates the new facility south of Wainwright Hall on the current site of the existing tennis courts. This site has historic significance which would need to be addressed prior to the actual design phase.

Existing Lodging Summary

Building 48

Building 48, constructed in 1944, is a 2-story wood structure housing 13 family suites of varying room size and configuration. This facility does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate Building 48 to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove Building 48 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Myer Wellness Solution and Lodging Master Plan.





Building 50

Building 50, constructed in 1906, is a 2-story structure, serving as the main Lodging facility at Fort Myer. This facility consists of 18 family suites of varying size and configuration. This facility does not meet Lodging standards and sizes. Although the cost to make condition assessment improvements will slightly exceed the 50% replacement cost, it is our recommendation to remove this facility from the Lodging inventory since the majority of existing room sizes do not meet Lodging standards and reconfiguration to meet the standards will require significant effort and cost.

It should be noted that this structure is on the Historic Registry and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove Building 50 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Myer Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new Lodging facility includes 36 rooms; 30 standard guest rooms, 3 extended stay rooms, and 3 family suites. The lobby and back-of-the-house spaces are sized for the 36 total Lodging rooms required on the installation.

The proposed new construction is recommended adjacent to McNair Road, across from the Memorial Chapel. This site incorporates the new Lodging facility into the installation 25 year Master Plan. This site is also in close proximity to other Community facilities such as the PX and the Commissary. A second viable option locates the new facility south of Wainwright Hall on the current site of the existing tennis courts. This site has historic significance which would need to be addressed prior to the actual design phase. The proposed building construction is steel frame with CMU infill walls, sloped tile roof, and a brick veneer exterior. The architectural guidance for Fort Myer Military Community is very specific and is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms, recommend constructing a 2-story building that will be compatible with surrounding facilities on the installation. A single story covered drop-off area would provide pedestrian scale and will also emphasize the front facade of the facility.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			26259.19	27737.23
Public Areas			7566	8516
Exterior Entrance	N/A	N/A		0
Vestibule	1	1	0	0
Lobby (includes vestibule)	1	300-500	300-500	860
Front Desk	2 station	100	100	100
Bell Cart Station	2	12	24	64
Breakfast Bar (Seat/Svc) - min.	1	550	550	582
Passenger Elevators	1	64	128	128
Stairs	2	230	920	880
Public Corridors	0	0	4300	4285
Public Telephone Area	2	6	12	66
Vending - Full Service	1	70	70	250
Vending - Ice Only	1	30	30	132
Women - Lobby	1	100	100	135
Men - Lobby	1	100	100	135
Multi-Purpose Room - (250 s.f. min.)	1	250	250	251
Study Rooms (1 per 25 ext stay units)	1	250	250	250
Guest Laundries (2 sets w/d per 75 units)	1	192	192	246
Gear Wash Rooms - (170 s.f. min.)	0	170	0	0
Guest Bulk Storage (1 per 4 family suites)	1	25 ea. 40 w/circ.	40	152
Guest Rooms	36		11250	11250
Guest Room - Standard	30	300	9000	9000
Guest Room - Ext. Stay	3	300	900	900
Guest Room - Family Suites	3	450	1350	1350
Back-of-House Areas			5275	5681
Manager's Office	1	180	180	180
Assistant Manager Offices	1	120	120	121
Front Office Manager	1	100	100	101
Admin. Offices	2 staff	200-250	200-250	291
Cash Room	1	50	50	54
Luggage Storage	0	0	0	0
Admin. Conference Room	1	250	250	251
Housekeeping Office	1	120	120	138
Dirty/Clean Linen Storage	0	50	0	0
In-House Laundry - (500 s.f. minimum)	1	500	500	530
Receiving Office	1	75	75	75
Maintenance Area	1	100	100	114
Kitchen Prep Room	1	150	150	150
Break Room	1	140	140	140
Staff Toilet - Men	0	0	0	0
Staff Toilet - Women	1	0	0	93
Access Corridor	0	0	800	675
Receiving -min.	1	150	150	152
Housekeeping Rooms	1 per 15 units	128	384	455
Service Elevator	1	80	160	162
Data/Commo Room	1	100	100	100
Switch Closets	1	16	16	62
Janitor Closet	1	50	50	105
Mechanical Room	0	0	216	301
General Storage Room - (500 s.f. min.)	1	500	500	500
Bulk Storage Room - (500 s.f. min.)	1	500	500	539
Electrical Room	2	140	280	308
Elevator Equipment Room	1	84	84	84
Exterior			400	
Playground (Outdoor)	1	0	0	0
Grounds Maintenance	1	400	400	0
* Add on factor to cover s.f. for partitions and any space not included in numbers above.				

Cost Summary

The New Construction Cost: \$4,524,282

- The cost is for a building of 36 rooms.
- All costs are adjusted by the Area Cost Factor of 100% for Fort Myer, Washington, DC.

Cost Analysis

Summary of Project Replacement Cost (based on 27,450 s.f.)

CSI	Percent	Amount
02 Site Work	4.01%	\$122,643.00
Parking Lots		\$30,400.00
Site Earthwork		\$92,243.00
03 Concrete	16.87%	\$515,503.72
Floor Construction		\$303,343.72
Slab on Grade		\$68,270.00
Stair Construction		\$7,350.00
Standard Foundations		\$136,540.00
04 Masonry	5.60%	\$171,026.70
Exterior Walls		\$171,026.70
07 Thermal & Moisture Protection	7.76%	\$237,270.72
Roof Construction		\$69,343.92
Roof Coverings		\$167,926.80
08 Doors & Windows	7.69%	\$235,017.00
Exterior Doors		\$14,171.00
Exterior Windows		\$184,000.00
Interior Doors		\$36,846.00
09 Finishes	17.05%	\$521,102.38
Ceiling Finishes		\$165,218.14
Floor Finishes		\$179,400.64
Partitions		\$103,327.93
Wall Finishes		\$73,155.68
11 Equipment	1.24%	\$38,034.50
Commercial Equipment		\$15,125.00
Other Equipment		\$22,909.50
13 Special Construction	5.38%	\$164,394.16
Communications & Security		\$74,004.68

Sprinklers		\$90,389.48
14 Conveying Systems	3.51%	\$107,400.00
Elevators and Lifts		\$107,400.00
15 Mechanical	17.12%	\$523,234.00
Cooling Generating Systems		\$218,464.00
Domestic Water Dist		\$71,100.00
Plumbing Fixtures		\$233,670.00
16 Electrical	7.86%	\$240,268.00
Electrical Service & Distribution		\$238,073.00
Site Lighting		\$2,195.00
19 FF&E	5.89%	\$180,000.00
Interior FF&E allowance		\$180,000.00
Total Raw Cost	100.00%	\$3,055,894.19

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$16,807.42
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$305,589.42
Total Additional Hard Cost		\$322,396.84

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$168,914.55
SIOH Conus	6.50%	\$230,568.36
Design	10.00%	\$337,829.10
08 MYr Inflation Fct	9.93%	\$408,679.38
Total Soft Cost		\$1,145,991.40
Total Project Cost for Replacement		\$4,524,282.43

INSERT PROPOSED CAMPUS AREA ANALYSIS "A" DRAWING HERE

INSERT LODGING MASTER PLAN "A" DRAWING HERE

INSERT PROPOSED CAMPUS AREA ANALYSIS "B" DRAWING HERE

INSERT LODGING MASTER PLAN "B" DRAWING HERE

INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-2) HERE

Section 3 Demand Analysis

Overview

The greater Fort Myer Military Community (FMMC) includes Fort Myer and Fort McNair. Fort Myer is located in Arlington, VA, adjacent to the Arlington National Cemetery. The installation's major command is the U.S. Army Military District of Washington. Within the Fort Myer Military Community, major units include the 3rd U.S. Infantry, the 1101st Signal Brigade, the U.S. Army Garrison, the U.S. Army Criminal Investigation Command, and the 501st M.P. Company.

The Fort Myer population fluctuated over the course of the last five years. After reaching almost 5,500 persons in FY98, population declined to 3,842 by FY01 before increasing to 4,514 in FY02. Projections indicate a trend toward continued expansion, with a population forecast just over 6,000 in FY05 and beyond.

During the three year period spanning FY00 through FY02, Fort Myer's lodging demand comprised 52% Temporary Duty (TDY) personnel, 13% Permanent Change of Station (PCS) and 35% unofficial travelers. Unofficial demand is not used in the calculation of recommended room inventory.

The majority of TDY personnel typically stayed an average of two days while the majority of PCS personnel averaged a 25-day stay.

The table below describes Fort Myer's official demand population.

Fort Myer Lodging Official Market Demand Analysis		
	TDY	PCS
Total Demand:	52%	13%
Market Segmentation:		
Individuals	98%	< 5%
Families	2%	> 95%
Average Length of Stay (Days):		
14 days or less	90% (2 days)	40% (7 days)
More than 14 days	10% (15 days)	60% (25 days)

Source: Fort Myer Lodging Administration, compiled by HVS International

On Post Inventory

Fort Myer has 31 rooms in its lodging inventory.

Demand and Utilization

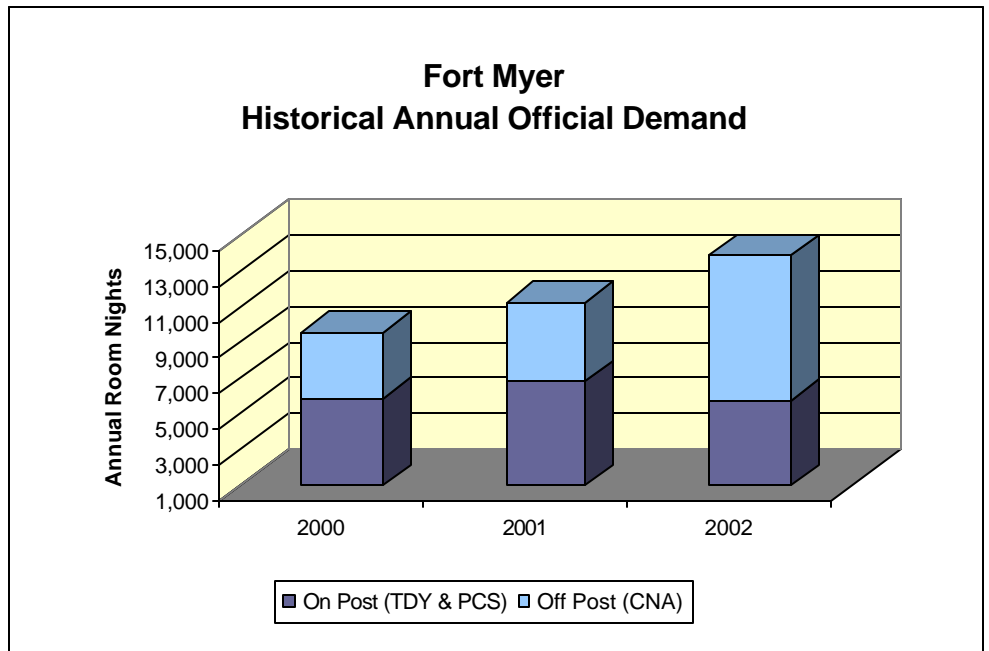
Data Summary

Official demand, including Certificates of Non-Availability (CNAs), totaled 13,914 room nights in FY02, up from 11,304 in FY01 and 9,629 room nights in FY00. In FY02, official demand averaged 38 room nights per day. Official demand includes an 85 room night per month upward adjustment to reflect LSP demand.

PCS demand showed a declining trend over the course of the last three years: 1,537 room nights in FY00; 1,174 in FY01; and 956 in FY02.

Lodging issued considerably more CNAs in FY02 (8,181 room nights) than in FY01 (4,552 room nights). The higher level of CNA activity was due in large part to the 2001 terrorist attacks. In October 2001 alone, CNA activity registered 2,830 room nights compared to 270 room nights in October 2000. This level was not sustained in subsequent months.

The following chart summarizes Fort Myer's historical data; it identifies the annual official demand both on and off post.

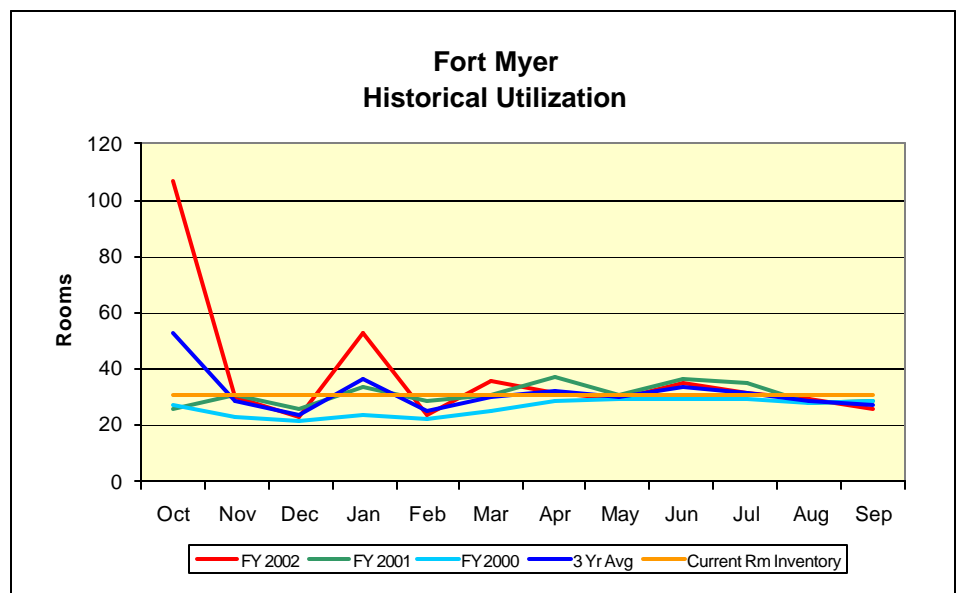


Source: Fort Myer Lodging Administration, compiled by HVS International

Lodging occupancy at Fort Myer increased from 60.0% in FY00, to 68.7% in FY01, and then increased to 84.4% in FY02. The increase in occupancy in FY01 and FY02 is attributed to much higher accommodation of unofficial demand. This increase in unofficial demand is a direct result of retired General and Flag Officers (GOs) making reservations for Lodging on Fort Myer through the Department of the Army Protocol Office. These retired GOs are categorized as unofficial demand and the Lodging operation on Fort Myer is required to honor their reservation(s).

Based on historical data, total official demand is strengthening. However, a considerable portion of the official demand increase in FY02 occurred solely in the month of October. Occupancy recently increased into the low 80% range due primarily to increased unofficial demand.

The following chart summarizes historical utilization data by month.



Source: Fort Myer Lodging Administration, compiled by HVS International

As noted previously, demand in October 2001, followed by a strong January 2002, was considerably higher than in previous years. Except for these two periods, monthly variances between years were insignificant.

Seasonality

The records indicate some seasonality to Fort Myer's official lodging demand. Installation activity tended to peak from April through August,

increasing lodging demand thorough these months. Of those months, May and June were the strongest due to increased family visits and heightened PCS moves. In comparison to these time periods, the winter months of December, January, and March tended to have lower lodging demand.

Factors Influencing Demand

Lodging management does not expect any changes in mission, schedule, or other known factors that would cause significant changes to future lodging demand patterns.

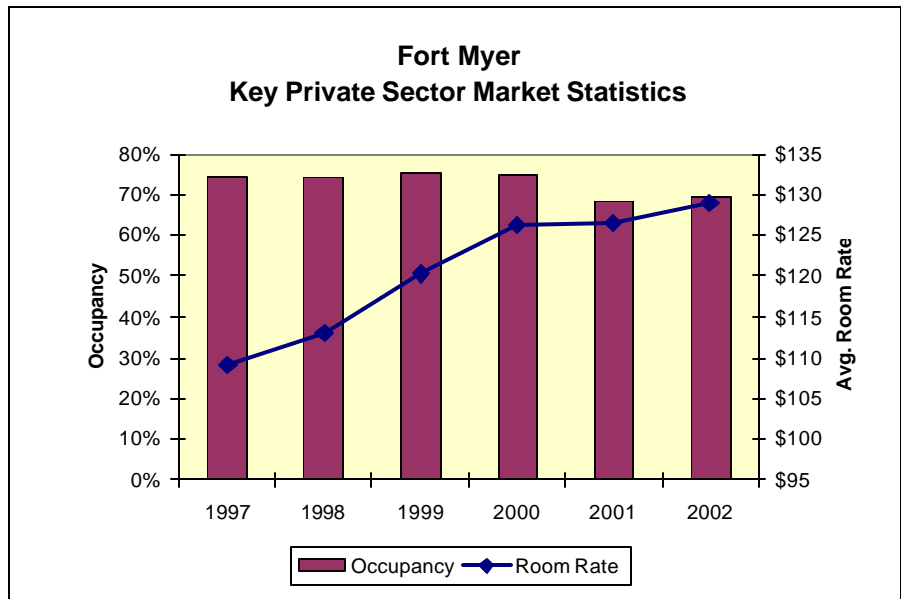
Private Market Capability

Fort Myer Lodging Operations provides a referral list to 13 area hotels, inclusive of 4,425 rooms, within a 30-minute rush-hour driving time radius of the installation. These hotels range in size from 100 to 698 rooms. Three hotels in the area offer more than 600 rooms: the Doubletree Arlington with 631; the Hyatt Crystal City with 685; and the Marriott Crystal Gateway with 698. These hotels are in the neighborhood located just south of the Pentagon.

In general, the accommodations represent good quality lodging alternatives for the official traveler. Hotel quality ranges from modest accommodations at properties such as the Comfort Inn and Holiday Inn to first class accommodations at the Marriott and Hyatt.

Except for peak demand periods which impact hotels citywide--such as major conventions, special government events, or significant tourist festivals--accommodations are generally readily available within the private market.

Room rates within the private market generally ranged from \$70 to \$110. The overall weighted average rate offered by hotels on the referral list to government travelers was \$100.00. The FY02 off-post lodging per diem rate was \$150. Because of readily available rooms at the lower weighted average rate, our quantitative analysis uses a room rate of \$100.



Source: Smith Travel Research

Overall, there are many hotels proximate and available to the installation due to its location within the highly populated and developed Washington, DC marketplace.

Demand Requirement Determination

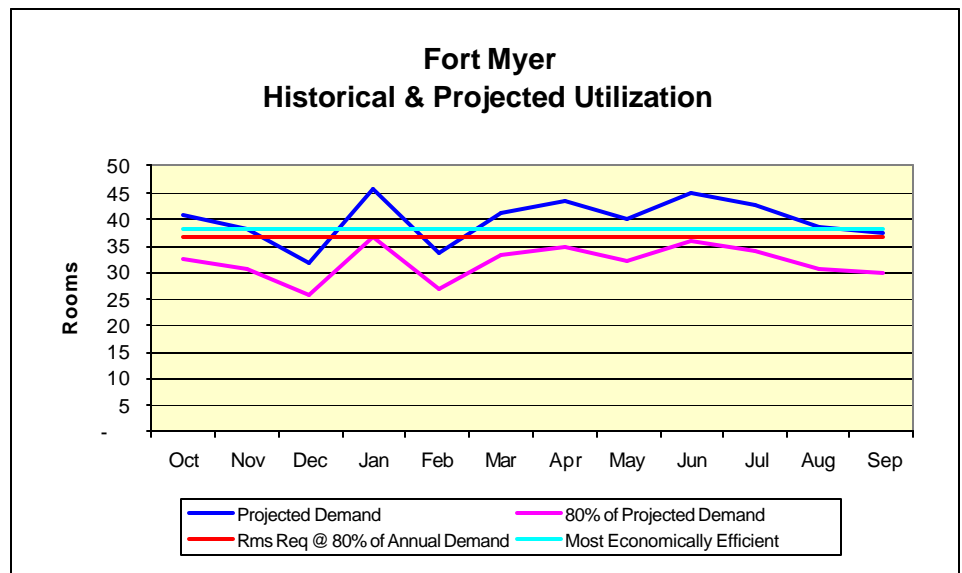
We reviewed FY98 and FY99 data on a qualitative basis; however we used only the FY 00 - FY 02 data as a basis for future demand projections since it reflected the current tempo of operations more accurately.

The normalization process eliminated monthly demand variances that were 20% greater or 20% less than average demand for FY00 through FY02. Variances greater or less than 20% of the average are atypical and unlikely to recur. For Fort Myer, normalization resulted in an increase in FY00 and FY01 of 375 and 251 rooms, respectively. FY02 decreased 3,037 room nights as a result of normalizing the October 2001 demand spike.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 36; generating occupancy of 94%. As is implied by the criterion, at least 80% of the official demand is met each month. On an annual basis, 86% of the official demand is met.

Another method to determine the number of required rooms applies the “Most Economically Efficient” criterion. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium for FMCC is 38 rooms. With a room inventory of 38 rooms, the expected occupancy is 94% and 89% of the official demand is met.

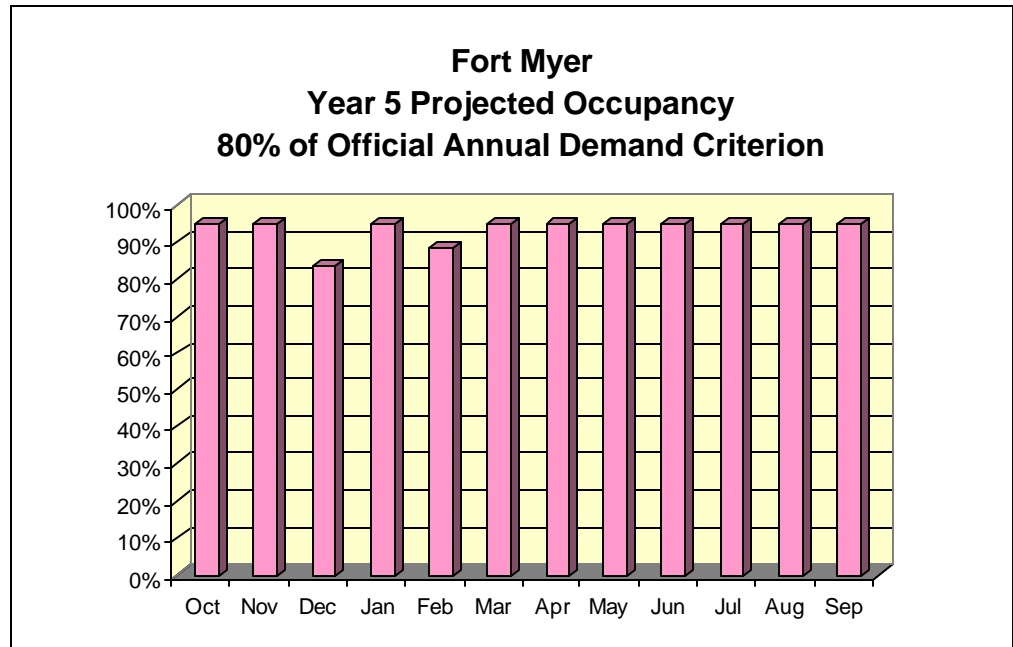
The following chart compares the alternatives to room inventory to projected demand.



Source: Fort Myer Lodging Administration and HVS International

Due to the demonstrated level of official demand at this installation and the relatively high cost of housing personnel off post, we recommend the number of rooms indicated by the “80% of Official Annual Demand” criterion, or 36 units. Fort Myer's projected FY08 Average Daily Rate is \$90.65, based on projected operating costs and exclusive of Wellness recommended capital improvement costs.

The following chart presents the expected occupancy percentage on a monthly basis.



Source: HVS International

Using the “80% of Official Annual Demand” criterion, the average occupancy is 94%, and 86% of the official demand is met. On a monthly basis, occupancy varies from a low of 87% in December to 95% in most remaining months of the year.

Summary and Recommendation

- Fort Myer’s population expanded to over 4,500 personnel in FY02; this expansion is forecast to continue with a stabilized population near 6,100
- The local area lodging market is reportedly stable and has the capacity to house personnel off-post; however, the reported room rates are relatively high when compared to the cost of lodging personnel on-post
- Despite a spike in CNA activity in October of 2001, official demand has expanded consistently over the last three years and is expected to remain strong
- Providing a room inventory equal to the results of the “80% of Official Annual Demand” criterion will generate an annual occupancy rate of 94%.

Room Count and Mix Recommendation

- 36 rooms
- Proposed room mix:
 - 30 standard guest rooms
 - 3 extended-stay guest rooms offering a kitchenette
 - 3 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.



*Building 48
Fort Myer
Washington, D.C.*

Building 48

Building 48, constructed in 1944, is a 2-story wood structure housing 13 family suites of varying room size and configuration. This facility does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate Building 48 to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure may be historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove Building 48 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Myer Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement and renovation cost models are based on 9 standard stay rooms, 0 extended stay rooms and 5 family suites.
- The renovation plan uses the existing building foot print with the plan reworked to meet current lodging size requirements.
- The replacement and renovation cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.
- All costs are adjusted by the Area Cost Factor of 100% for Fort Myer, Washington, DC.

Cost Analysis

• Renovation Cost	\$1,090,852
• Replacement Cost	\$1,561,801
• Renovation to Replacement Cost Ratio	69.85%

Because the Renovation to Replacement Cost Ratio is greater than 50.00%, renovation of Building 48 is not recommended.



Building 48
View of west elevation

Attributes

01.Number of Units Constructed	14
02.Number of Units Used	13
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	13
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	13
13.Renovated to Standard	9
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	5
16.Delta renovation	1
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	Yes



Building 48
View of guest room kitchen

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit and sofa. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of concrete foundation walls on spread footings. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Slab on grade is approximately 4" thick and appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is slab on grade for the first floor, and poured in place concrete for the second floor. The system is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over wood stud framing attached to the concrete superstructure. The exterior walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Windows are a single glazed double hung wood sash in wood frames in poor condition. Current records do not reveal the age of the windows.
- Recommendation: Replace windows with new double glazed, energy efficient window units.



Building 48
View of typical bedroom

Exterior Doors

- Analysis: The exterior doors, installed in 2000, are solid core wood doors in wood frames with electronic locks, in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The building has a sloped asphalt shingled roof on wood deck. Records do not record the age of the roof, but it is worn and obviously in excess of 15 years. The roof is in poor condition.
- Recommendation: Replace the roof.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are a solid core wood fire rated door in wood frames with electronic locks. The doors are less than 10 years old and are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are wood framed with wood handrails and rubber covered treads. There are two sets of stairs located in the interior of the building. There are no elevators in the structure. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of vinyl wall covering in the guest rooms and common areas and ceramic wall tile in the bathrooms. The finishes are in fair condition.
- Recommendation: Replace the vinyl wall covering and ceramic tile.

Floor Finishes

- Analysis: Floor finishes are a combination of carpet in the guest rooms and common areas and ceramic tile in the guest bathrooms. The carpet and tile are in fair condition.
- Recommendation: Replace the carpet and tile in the building.

Ceiling Finishes

- Analysis: Ceiling finishes are a combination of painted drywall in the guest rooms and suspended acoustic tile in the common areas. The age of the finishes is unknown. They are in fair condition.

- Recommendation: Replace the acoustic ceiling tile and repaint the guest room ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The bathrooms contain a wall mounted lavatory, combination shower/tub and a water closet with tank. The fixtures are in fair condition, but will be replaced as part of a renovation to the domestic water system.
- Recommendation: Replace the plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic hot water system consists of a gas-fired boiler with circulating pump and a 80 gallon storage tank. Plumbing piping is original and is in poor condition. Waste piping is original and in poor condition.
- Recommendation: Replace the entire plumbing system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by package window units with auxiliary heat in each guest room. The units were installed in 2001 and are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building sprinkler system was replaced in 2000 and is in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by an underground transformer vault. Secondary service is a 120/208Y volt 3 phase with a 400 amp main disconnect. 100 amp distribution panels are located in each guest room. Records indicate that the last major work on the electrical system was in 1977. The system is in poor condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting.

Communications and Security

- Analysis: The fire alarm consists of strobes and bells on the exterior of the building and in the hallways. The system was installed in 1984 and is in poor condition. Each room has hard wired smoke detectors installed in 2000 that are in good condition.
- Recommendation: Replace the fire alarm system.

Equipment

Other Equipment

- Analysis: The guest laundry consists of 2 each residential style washers and dryers. The equipment is shared by lodging staff during daytime hours for in house laundry. The equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of a small grass covered yard area and a small shared parking lot with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The shared parking lot has adequate spaces for the building. The lot has access to main roads and is adjacent to the building. The parking lot is in fair condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.



Building 48
View of typical living area

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Break Room**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Dirty / Clean Linen Storage**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Rooms**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Elevators**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms
(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Rooms generally meet Functional Criteria, however Electrical Room is part of Mechanical Room. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Guest Rooms

- **Family Suites**
Meets majority of Functional Criteria. Family Suites are missing burner stoves and have under-counter refrigerators in lieu of full-size. Renovation not required, facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Bulk Storage**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Meets majority of Functional Criteria. Renovation not required.
- **Public Corridors**
Corridor is 4' wide, standard is 6' wide. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Telephone Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Stairs**
Two of the three stairs are exterior.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Site

- **Community Planning**
The existing Lodging building is located within a well defined campus area and close to community facilities. The architecture of the Lodging campus is compatible with local installation architectural guidance. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas meets Lodging standards and includes some site amenities, exterior common areas, and recreational areas. Existing grounds are well maintained. Exterior signage is appropriate and directive. Landscape materials and selections use local materials and practices. Site lighting meets required lighting levels and installation standards and provides a good level of security.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	4.94%	\$19,382.20
Asphalt Shingle Roof: Beyond Useful Life		\$15,586.20
Gutters: Damaged or Failing		\$3,796.00
08 Doors & Windows	8.82%	\$34,588.46
Wood Framed windows: Damaged or failing		\$34,588.46
09 Finishes	24.63%	\$96,552.54
Acoustical Ceiling & Grid: Beyond expt useful life		\$2,323.20
Carpet: Beyond Useful Life		\$18,377.83
Floor Tile: Damaged or Failing		\$5,787.60
Interior ceilings: Paint Failing		\$3,909.34
Vinyl Wall Covering: Beyond expected useful life		\$35,769.67
Wall Tile: Damaged or Failing		\$30,384.90
10 Specialties	0.26%	\$1,008.15
Bathroom fixtures inadequate		\$1,008.15
11 Equipment	2.66%	\$10,413.00
Stove: Missing or inadequate		\$10,413.00
13 Special Construction	1.68%	\$6,592.60
Fire Alarm System: Beyond Useful Life		\$6,592.60
15 Mechanical	21.58%	\$84,592.28
Bath tub: Replace due to remodel		\$20,601.10
Domestic water system: Beyond expected useful life		\$17,902.43
Kitchen exhaust: Damaged or failing		\$14,573.00
Pipe, sewer or waste: Beyond expected useful life		\$8,588.95
Sink & vanity: Replace due to remodel		\$10,045.10
Water closet: Replace due to remodel		\$12,881.70
16 Electrical	18.86%	\$73,929.98
Branch Circuits: Beyond Expected Useful Life		\$24,330.49
Fixture: Incandescent fixture beyond expected life		\$32,184.49
Main service: Missing or inadequate		\$17,415.00
19 FF&E	16.58%	\$65,000.00
Hard and soft goods: Beyond expected useful life		\$65,000.00
Total Raw Cost	100.00%	\$392,059.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,156.32
Force Protection	9.00%	\$39,007.91
General Conditions	10.00%	\$39,205.90
Total Additional Hard Cost		\$80,370.13

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$47,242.91
SIOH Conus	6.50%	\$33,778.68
Design	10.00%	\$47,242.91
08 MYr Inflation Fct	9.93%	\$59,648.88
Total Soft Cost		\$187,913.39
Total Project		\$660,342.52

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. This cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	2.26%	\$14,632.80
Site Earthwork		\$14,632.80
03 Concrete	1.13%	\$7,350.00
Stair Construction		\$7,350.00
07 Thermal & Moisture Protection	2.98%	\$19,292.74
Roof Coverings		\$19,292.74
08 Doors & Windows	13.87%	\$89,802.00
Exterior Windows		\$72,000.00
Interior Doors		\$17,802.00
09 Finishes	25.58%	\$165,657.92
Ceiling Finishes		\$30,249.45
Floor Finishes		\$44,933.09
Partitions		\$34,094.42
Wall Finishes		\$56,380.96
10 Specialties	0.17%	\$1,085.70
Fittings		\$1,085.70
11 Equipment	2.70%	\$17,500.00
Other Equipment		\$17,500.00
13 Special Construction	7.91%	\$51,242.24
Communications & Security		\$23,067.52
Sprinklers		\$28,174.72
15 Mechanical	21.42%	\$138,746.00
Cooling Generating Systems		\$68,096.00
Domestic Water Dist		\$29,700.00
Plumbing Fixtures		\$40,950.00
16 Electrical	11.17%	\$72,352.00
Electrical Service & Distribution		\$72,352.00
19 FF&E	10.81%	\$70,000.00
Interior FF&E allowance		\$70,000.00
Total Raw Cost	100.00%	\$647,661.40

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,562.14
Force Protection	9.00%	\$64,439.07
General Conditions	10.00%	\$64,766.14
Total Additional Hard Cost		\$132,767.35

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$78,042.87
SIOH Conus	6.50%	\$55,800.66
Design	10.00%	\$78,042.87
08 MYr Inflation Fct	9.93%	\$98,536.89

Total Soft Cost	\$310,423.30
Total Project Cost for Renovation	\$1,090,852.04

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.80%	\$40,085.63
Parking Lots		\$12,160.00
Site Earthwork		\$27,925.63
03 Concrete	15.27%	\$161,107.09
Floor Construction		\$91,872.09
Slab on Grade		\$20,630.00
Stair Construction		\$7,350.00
Standard Foundations		\$41,255.00
04 Masonry	6.66%	\$70,205.41
Exterior Walls		\$70,205.41
07 Thermal & Moisture Protection	7.02%	\$74,103.02
Roof Construction		\$22,857.01
Roof Coverings		\$51,246.01
08 Doors & Windows	9.56%	\$100,869.00
Exterior Doors		\$9,825.00
Exterior Windows		\$72,000.00
Interior Doors		\$19,044.00
09 Finishes	12.79%	\$134,909.97
Ceiling Finishes		\$20,616.54
Floor Finishes		\$45,724.06
Partitions		\$38,155.61
Wall Finishes		\$30,413.76
11 Equipment	1.66%	\$17,500.00
Other Equipment		\$17,500.00
13 Special Construction	4.71%	\$49,671.02
Communications & Security		\$22,360.21
Sprinklers		\$27,310.81
15 Mechanical	24.66%	\$260,158.00
Cooling Generating Systems		\$66,008.00
Domestic Water Dist		\$29,700.00
Plumbing Fixtures		\$164,450.00
16 Electrical	7.23%	\$76,298.50
Electrical Service & Distribution		\$74,103.50
Site Lighting		\$2,195.00
19 FF&E	6.64%	\$70,000.00
Interior FF&E allowance		\$70,000.00
Total Raw Cost	100.00%	\$1,054,907.63

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,801.99
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$105,490.76
Total Additional Hard Cost		\$111,292.76

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$58,310.02
SIOH Conus	6.50%	\$79,593.18
Design	10.00%	\$116,620.04
08 MYr Inflation Fct	9.93%	\$141,077.86
Total Soft Cost		\$395,601.09
Total Project Cost for Replacement		\$1,561,801.47

INSERT BUILDING 48 FLOOR PLANS HERE



*Building 50
Fort Myer
Washington, D.C.*

Building 50

Building 50, constructed in 1906, is a 2-story structure, serving as the main Lodging facility at Fort Myer. This facility consists of 18 family suites of varying size and configuration. This facility does not meet Lodging standards and sizes. Although the cost to make condition assessment improvements will slightly exceed the 50% replacement cost, it is our recommendation to remove this facility from the Lodging inventory since the majority of existing room sizes do not meet Lodging standards and reconfiguration to meet the standards will require significant effort and cost.

It should be noted that this structure is on the Historic Registry and some Army Lodging functional requirements indicated in the report would require clearance from SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices for implementation may vary from the cost models applied.

Our recommendation is to remove Building 50 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Myer Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 18 standard stay rooms, 0 extended stay rooms and 3 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 100% for Fort Myer, Washington, DC.

Cost Analysis

• Condition Assessment Cost	\$1,562,601
• Replacement Cost	\$2,983,929
• Condition Assessment to Replacement Cost Ratio	52.37%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 50 is not recommended.



Building 50
View from northeast

Attributes

01.Number of Units Constructed	18
02.Number of Units Used	18
03.Main Lodging Facility	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	18
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	18
13.Renovated to Standard	18
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	3
16.Delta renovation	3
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Building 50
View of guest corridor

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit and sofa. All are in fair condition. Soft goods consist of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is constructed of parged stone walls on concrete spread footers. Interior stone walls and brick piers support the interior structure. No clear failures can be seen from perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction consists of a double layer of wood decking subfloor over flooring joists set into structural masonry walls. The floor system appears to be in good condition. The exterior porch decking is in poor condition.
- Recommendation: No corrective action required for interior floors. Replace the exterior porch deck.

Roof Construction

- Analysis: The original roof is pitched and consists of wood trusses and wood decking supporting a slate tile covering, and is in good condition. Portions of the building have a flat built up roof in excess of twenty years of age that is in poor condition. There are gutters external to the roof that are leaking, resulting in damage to the soffit and fascia.
- Recommendation: Replace the flat roof and gutters. Repair the damaged soffit and fascia.



Building 50
View of typical guest living area

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over wood stud framing attached to the stone and concrete superstructure. The exterior walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Windows are a single glazed double hung wood sash in wood frames in poor condition. Current records do not reveal the age of the windows.
- Recommendation: Replace windows with new double glazed, energy efficient window units.

Exterior Doors

- Analysis: The exterior doors, installed in 1999, are solid core wood doors in wood frames with electronic locks, in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The main roof is covered with slate, reportedly replaced in the early 1990's, and is in good condition. Portions of the building have a flat built up roof over twenty years old that is in poor condition.
- Recommendation: Replace the flat, built up roof.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are a solid core wood fire rated door in wood frames with electronic locks. The doors were installed in 1999 and are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are wood framed with wood handrails and rubber covered treads. There are two sets of stairs located in the interior of the building. There are no elevators in the structure. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes, installed in 1993, are a combination of vinyl wall covering in the guest rooms and common areas and ceramic wall tile in the bathrooms. The finishes are in fair condition.
- Recommendation: Replace the vinyl wall covering and ceramic tile.

Floor Finishes

- Analysis: Floor finishes are a combination of carpet in the guest rooms and common areas and ceramic tile in the guest bathrooms. The carpet, installed in 1994, and the tile, installed in 1990, are in fair condition.
- Recommendation: Replace the carpet and tile in the building.

Ceiling Finishes

- Analysis: Ceiling finishes, applied in 1993, are a combination of painted drywall in the guest rooms and suspended acoustic tile in the common areas and back of house spaces. They are in fair condition.
- Recommendation: Replace the acoustic ceiling tile and repaint the guest room ceilings.

Conveying

Elevators and Lifts

- Analysis: There are no elevators in this building. A service elevator would be required for a main lodging facility of this size.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: The bathrooms contain a wall mounted lavatory, combination shower/tub and a water closet with tank. The fixtures are in fair condition, but will be replaced as part of a renovation to the domestic water system.
- Recommendation: Replace the plumbing fixtures.

Domestic Water Distribution

- Analysis: Domestic hot water is produced by two 1989 model gas fired boilers with circulation pumps and 96 gallon storage supplying hot water through a patchwork of mostly original steel and copper pipe. The waste pipe system is a combination of original cast iron piping and PVC repair installations. The system is in poor condition.
- Recommendation: Replace the supply and waste water piping.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a central 25 ton chiller unit supplying cooled water to fan coil units in each guest room and in the common and back of house areas. Local controls consist of electric dampers to adjust air flow. The ducting and fan coil units were installed in 1984, and is poor condition.

- Recommendation: Replace the air conditioning system.

Fire Protection

Sprinklers

- Analysis: The building is not sprinkled.
- Recommendation: : Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by an underground transformer vault. Secondary service is a 120/208Y volt 3 phase with a 500 amp main disconnect located in the basement kitchen. Distribution panels are located on each floor and in each guest room. Records indicate that the last major work on the electrical system was in 1977. The system is in poor condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting.

Communications and Security

- Analysis: The fire alarm consists of strobes and bells on the exterior of the building and in the hallways. The system was installed in 1984 and is in poor condition. Each room has battery powered smoke detectors and are in poor condition.
- Recommendation: Replace the fire alarm system.

Equipment

Commercial Equipment

- Analysis: There are no commercial grade laundry facilities on site. Staff laundry uses the guest laundry facilities consisting of 2 each residential style washers and dryers. The equipment is in good condition.
- Recommendation: No corrective action required.

Other Equipment

- Analysis: The guest laundry consists of 2 each residential style washers and dryers. The equipment is shared by lodging staff during daytime hours for in house laundry. The equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of a small grass covered yard area and a small shared parking lot with access to main roads. The site is graded properly to allow for drainage. The site is in fair condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The shared parking lot has adequate spaces for the building. The lot has access to main roads and is 200 feet from the building. The parking lot is in fair condition.
- Recommendation: No corrective action required

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.



Building 50
View of typical guest bedroom

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Undersized; space is 64 s.f., standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Conference Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Offices**
Exceeds s.f. requirements; space is 750 s.f., standard is 250 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Break Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bulk Storage Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Cash Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Dirty / Clean Linen Storage**
Exists, is not required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Office Manager**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **General Storage Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Office**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Rooms**
Does not meet adjacency requirements; space is located in basement.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **In-House Laundry Area**
Space exists, but is also used as Guest Laundry.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Janitor Closet**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Kitchen Preparation Area**
Exceeds s.f. requirements; space is 750 s.f., standard is 150 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Luggage Storage**
Exceeds s.f. requirements; space is 150 s.f., standard is 75 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Maintenance Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Manager's Office**
Exceeds s.f. requirements; space is 325 s.f., standard is 180 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Receiving**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving Office**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Elevators**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms
(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Two separate Boiler Rooms exists, totalling approximately 850 s.f. Mechanical, Data/Comm, Switch and Electrical are co-habiting in the Boiler Room spaces. Elevator Equipment Room does not exist, but is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Guest Rooms

- **Family Suites**
Oversized; existing space is approx. 650 s.f. each, standard is 450 s.f. Family Suites are missing burner stoves and have under-counter refrigerators instead of full-size.
Renovation not required, facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Accessible Public Toilets**
Exceeds s.f. requirements; Men's room is 180 s.f., standard is 100 s.f. Women's room is 240 s.f., standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bell Cart Station**
Does not exist, is required based on Functional Criteria. Renovation is not required; facility will be replaced as part of the Wellness Recommendation.
- **Breakfast Bar**
Undersized; space is 450 s.f., standard is 550 s.f. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Front Desk**
Meets majority of Functional Criteria; however space is located in basement.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Bulk Storage**
Does not exist, is required based on Functional Criteria.
Renovation is not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Space exists, but is also used as In House Laundry.
Exceeds s.f. requirements and does not meet adjacencies; space is 250 s.f., standard is 192 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Lobby**
Meets majority of Functional Criteria; however space is located in basement.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Multi Purpose Area**
Exceeds s.f. requirements; space is 750s.f., standard is 250 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Passenger Elevators**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Corridors**
Meets majority of Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Telephone Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Stairs**
Meets majority of Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vending**
Oversized and does not meet adjacency requirements; space is 145 s.f., standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Undersized; space is 75 s.f., standard is 100 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Site

- **Community Planning**

The existing Lodging building is located within a well defined campus area and close to community facilities. The architecture of the Lodging campus is compatible with local installation architectural guidance. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences.

- **Force Protection**

Existing Lodging facility siting does not consider force protection building separation, unobstructed space requirements, and road and parking constraints.

- **Site Amenities**

The exterior common areas meets Lodging standards and includes some site amenities, exterior common areas, and recreational areas. Existing grounds are well maintained. Exterior signage is appropriate and directive. Landscape materials and selections use local materials and practices. Site lighting meets required lighting levels and installation standards and provides a good level of security.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
06 Wood & Plastics	0.16%	\$1,527.00
Fascia: Damaged		\$1,527.00
07 Thermal & Moisture Protection	1.55%	\$14,377.01
Built-up Roof: Beyond Useful Life		\$7,766.41
Gutters: Damaged or Failing		\$4,759.60
Soffit: Damaged or failing		\$1,851.00
08 Doors & Windows	4.77%	\$44,284.68
Wood Framed windows: Damaged or failing		\$44,284.68
09 Finishes	27.39%	\$254,153.06
Acoustical Ceiling & Grid: Beyond expt useful life		\$14,794.02
Acoustical Ceiling Tile: Beyond expect useful life		\$10,828.64
Carpet: Beyond Useful Life		\$43,004.02
Columns: Paint Failing		\$580.80
Covered Walkway Ceiling: Paint Failing		\$1,357.00
Floor Tile: Damaged or Failing		\$31,453.38
Interior ceilings: Paint Failing		\$7,358.48
Railings: Paint Failing		\$1,285.92
Vinyl Wall Covering: Beyond expected useful life		\$78,821.75
Wall Tile: Damaged or Failing		\$56,596.05
Wood Flooring: Damaged or Failing		\$8,073.00
10 Specialties	0.15%	\$1,395.90
Bathroom fixtures inadequate		\$1,395.90
13 Special Construction	10.64%	\$98,694.50
Fire Alarm System: Missing or Inadequate		\$17,510.00
Fire Sprinklers: Missing or Inadequate		\$81,184.50
15 Mechanical	26.93%	\$249,873.85
Bath tub: Replace due to remodel		\$28,524.60
Domestic water system: Beyond expected useful life		\$47,317.99
FCU: Beyond expected useful life		\$90,719.50
Pipe, sewer or waste: Beyond expected useful life		\$22,705.46
Restroom exhaust: Missing or inadequate		\$28,861.50
Sink & vanity: Replace due to remodel		\$13,908.60
Water closet: Replace due to remodel		\$17,836.20
16 Electrical	18.70%	\$173,442.50
Branch Circuits: Beyond Expected Useful Life		\$64,632.50
Fixture: Incandescent fixture beyond expected life		\$85,490.00
Main service: Missing or inadequate		\$23,320.00
19 FF&E	9.70%	\$90,000.00
Hard and soft goods: Beyond expected useful life		\$90,000.00
Total Raw Cost	100.00%	\$927,748.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,102.61
Force Protection	9.00%	\$92,306.29
General Conditions	10.00%	\$92,774.80
Total Additional Hard Cost		\$190,183.70

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$111,793.17
SIOH Conus	6.50%	\$79,932.12
Design	10.00%	\$111,793.17
08 MYr Inflation Fct	9.93%	\$141,150.00
Total Soft Cost		\$444,668.46
Total Project		\$1,562,600.16

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.53%	\$71,174.38
Parking Lots		\$18,240.00
Site Earthwork		\$52,934.38
03 Concrete	14.82%	\$298,693.99
Floor Construction		\$173,883.99
Slab on Grade		\$39,155.00
Stair Construction		\$7,350.00
Standard Foundations		\$78,305.00
04 Masonry	5.42%	\$109,267.06
Exterior Walls		\$109,267.06
07 Thermal & Moisture Protection	6.96%	\$140,269.77
Roof Construction		\$43,658.22
Roof Coverings		\$96,611.55
08 Doors & Windows	8.05%	\$162,183.00
Exterior Doors		\$14,171.00
Exterior Windows		\$124,000.00
Interior Doors		\$24,012.00
09 Finishes	19.81%	\$399,219.89
Ceiling Finishes		\$141,990.61
Floor Finishes		\$134,218.53
Partitions		\$73,419.47
Wall Finishes		\$49,591.28
11 Equipment	1.37%	\$27,534.50
Commercial Equipment		\$15,125.00
Other Equipment		\$12,409.50
13 Special Construction	4.68%	\$94,279.22
Communications & Security		\$42,441.31
Sprinklers		\$51,837.91
14 Conveying Systems	5.33%	\$107,400.00
Elevators and Lifts		\$107,400.00
15 Mechanical	17.82%	\$359,183.00
Cooling Generating Systems		\$125,288.00
Domestic Water Dist		\$44,100.00
Plumbing Fixtures		\$189,795.00
16 Electrical	7.01%	\$141,268.50
Electrical Service & Distribution		\$139,073.50
Site Lighting		\$2,195.00
19 FF&E	5.21%	\$105,000.00
Interior FF&E allowance		\$105,000.00
Total Raw Cost	100.00%	\$2,015,473.30

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
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Building 50

Spirit	0.50%	\$11,085.10
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$201,547.33
Total Additional Hard Cost		\$212,632.43

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$111,405.29
SIOH Conus	6.50%	\$152,068.22
Design	10.00%	\$222,810.57
08 MYr Inflation Fct	9.93%	\$269,538.91
Total Soft Cost		\$755,822.98
Total Project Cost for Replacement		\$2,983,928.72

INSERT BUILDING 50 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Public Areas											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each		If building is over two stories high
Stairs	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Back-of-House Areas											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	-	-	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
EXTERIOR											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.